



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, U.S. ARMY GARRISON ALASKA AND FORT RICHARDSON
724 POSTAL SERVICE LOOP #6000
FORT RICHARDSON, ALASKA 99505-6000

IMPC-FRA-ZA

APR 16 2008

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: United States Army Garrison Alaska Ultraviolet Light/Carpet Inspection Policy (USAG-AK-24)

1. References:

- a. AR 420-1, Facilities Management, 12 Feb 2008
- b. USARAK Housing Policy

2. Reference 1 (a) establishes resident responsibilities for damage or loss to family housing and components, including damages caused by pets. This policy also establishes the parameters of the housing inspection program, including mutual inspections and required documentation of existing conditions.

3. In order to ensure an equitable and consistent inspection policy, the following procedures will be used. The Directorate of Public Works (DPW) in Alaska will utilize an ultraviolet light stain detector (black light) which reveals hidden urine spots and illuminates urine which is undetectable to the naked eye. This allows for the source to be treated and mitigated. Mitigation may consist of cleaning and/or carpet replacement, as determined by the Government to be the most cost effective and practical solution. The ultraviolet light will be used in conjunction with visual and odor inspection by the inspector and may also be used in conjunction with other testing, such as a moisture detection probe or other test device recognized by the Carpet and Rug Institute. (www.carpet-rug.org)

4. Urine stains (whether human or animal) may be the most important challenge to maintaining acceptable carpet cleanliness. There are three key rules to ensure that a resident's overall responsibilities for initial response to mitigating urine stains are met:

- a. **Prompt attention is essential:** Follow instructions provided in your assignment packet to blot and draw out moisture as soon as possible. Stain removal guides which explain the use of vinegar, warm water solutions (or similar solutions) as the first response by the resident should be adhered to. It is the residents' responsibility to have an effective response plan in place and to execute it promptly.

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b. Avoid making the damage worse: Ensure that you have on hand all recommended cleaning materials based upon the recommended checklist. Avoid harsh products that are not only unsuitable, but could exacerbate the problem, or merely mask the smell without removing the cause.

c. If the stain remains: Plan for professional cleaning and/or be prepared to pay the prorated replacement cost or the cost to the Government to resolve the damage. It is a Government decision as to whether or not the damage is such that carpet replacement is necessary.

5. The inspector will use ultraviolet lights on both the assignment and termination inspections; the results will be annotated on the permanent quarters' record. A moisture detection probe may be used in conjunction with the ultraviolet light, at the request of the resident or as determined by the inspector. At the completion of the inspection the resident will be required to initial or sign off on the permanent quarters' record that they observed the inspection.

6. Ultraviolet lights will be available for check-out at the Self-Help store and residents are encouraged to use these to identify and treat carpet stains during occupancy as well as in preparation for their pre-inspection prior to PCS. Recommended carpet cleaning materials are available commercially, based upon industry approved recommendations. Professional carpet cleaners can be located throughout the Anchorage and Fairbanks areas, through the yellow pages and similar sources, when professional knowledge and equipment are necessary due to the severity of the damage.

7. The point of contact for this action is the Chief, Housing Division, at 384-0133 (FRA) or 353-1696 (FWA).


DAVID L. SHUTT
COL, AR
Commanding

Distribution:
A (FRA and FWA)